THE S B BLANKS
TRADE MARK
THE
SIDDALL
DEED
FITS FOR
ALL THE STATES
EXCEPT
LOUISIANA
DDALL BROTHERS PRINTERS PHILADELPHIA
213 SOUTH 5TH STREET — UP THE ALLEY

This Indenture

Made the twenty ninth day of April in the year of our Lord one thousand eight hundred and ninety (1890)

Between The Fidelity Insurance Trust and Safe Deposit Company Trustee of M. Heloise Tevis as hereinafter mentioned of the first part George Northrop Trustee of Mary H Tevis as hereinafter mentioned of the second part and Mary H. Tevis widow and M. Heloise Tevis singlewoman (late of the City of Philadelphia and State of Pennsylvania now) of the City of Paris France and Charles Waln Morgan late of the City of Philadelphia aforesaid and now residing in Europe all of the third part (the said parties of the third part joining herein to show their consent) and The Library Company of Philadelphia of the fourth part

Witnesseth that the said Parties of the first and second parts (Trustees aforesaid) for and in consideration of the sum of Ten thousand dollars lawful money of the United States of America unto them well and truly paid by the said Party of the fourth part at or before the sealing and delivery hereof the receipt whereof is hereby acknowledged have granted bargained and sold released and confirmed and by these presents do grant bargain and sell release and confirm unto the said Party of the fourth part its successors and assigns All those two certain Lots or pieces

of ground with the Buildings and Improvements on each erected One of them Situate on the West side of Juniper Street at the distance of One hundred and eight feet Southward from the South side of Walnut Street in the Eighth Ward of the City of Philadelphia Containing in front or breadth on the said Juniper Street Twelve feet four and one half inches and extending in length or depth Westward of that width One hundred feet to a fifty feet wide Court laid out in the Square bounded by Walnut Locust Broad and Juniper Streets and communicating with the said Walnut Street by a Ten feet wide alley and with the said Juniper Street by another Ten feet wide alley —

Bounded Eastward by said Juniper Street Southward by ground now or late of Joseph Smith Westward by said Fifty feet wide Court now called Marble Court and Northward by second above mentioned Ten feet wide alley —

And the other of them Situate on the East side of said Fifty feet wide Court now called Marble Court at the distance of One hundred and twenty feet four and one half inches Southward from the South side of Walnut Street in the Ward and City aforesaid Containing in front or breadth on said Marble Court Thirteen feet and one half of an inch and extending in length or depth Eastward of that width Thirty four feet one inch Bounded Northward by the above described lot of ground Eastward by ground late of Jacob H Yocum Southward by ground now

now or late of Jacob H Yocum Southward by ground now or late of John Livezey and Westward by said Marble Court

Being (with the exception of a Two feet strip hereinafter excepted) the same two lots of ground One of which John Adams and wife by Indenture dated the Fifth day of October A.D 1844 and recorded in Deed Book R.L.L No 26 page 415 &c granted and conveyed unto Benjamin Tevis in fee And the other of which Jacob H Yocum and wife by Indenture dated the Seventeenth day of June A.D 1845 and recorded in Deed Book R.L.L No 40 page 340 &c granted and conveyed unto the said Benjamin Tevis in fee

Together with the free and common use and privilege of said Court and alleys respectively And the said Benjamin Tevis being seised of said premises departed this life on the Seventh day of January A.D 1846 leaving him surviving his widow Mary H. Tevis and issue two children only to wit: Washington Carroll Tevis and M. Heloise Tevis having first made his last Will and Testament dated the Sixth day of January A.D 1846 proved and registered at Philadelphia on the Twelfth day of January A.D 1846 and registered in Will Book No 18 page 197 wherein and whereby he willed in the words following "Carroll and Heloise are to have equal proportions of property" and made no other disposition of his Estate real or personal And the said Washington Carroll Tevis by Indenture dated the Twenty second day of February by Indenture dated the Twenty second day of February A.D. 1849 and recorded in Deed Book G.W.C. No 4 page 457 &c granted and conveyed all the Estate derived from his father the said Benjamin Tevis unto George W Hunter In Trust as therein with power to sell by his direction clear of trusts &c And the said George W Hunter Trustee and said Washington Carroll Tevis by Indenture dated the Tenth day of November A.D 1858 and recorded in Deed Book A.D.B. No 42 page 93 &c granted and conveyed (inter alia) all the Estate and Interest either in him or in said Trustee of and in the said two lots of ground unto said Mary H. Tevis (widow) in fee clear of all trusts — Together with the use of said Court and alleys leading into Juniper and Walnut Streets respectively And the said Mary H Tevis by Indenture dated the Thirteenth day of November A.D 1883 and recorded in Deed Book J.O.D. No 159 page 92 &c granted and conveyed (inter alia) all her interest or one undivided half part of the said two lots unto George Northrop In Trust for her separate use as therein mentioned with power to the said Trustee to sell all or any part of said Trust Estate with the written consent of said Mary H Tevis and convey the same to the purchaser thereof clear of all trusts and without liability on the part of such purchaser to see to the application of the purchase money And Whereas the said M. Heloise Tevis intermarried with Charles Waln Morgan And the said intermarried with Charles Waln Morgan And the said Charles Waln Morgan and Heloise T his wife by Indenture dated the Fourteenth day of October A.D. 1850 and recorded in Deed Book G.W.C. No 68 page 239 &c granted and conveyed all the Estate Real and Personal of her the said Heloise T Morgan unto D Clark Wharton In Trust for the separate use of said Heloise T Morgan with power to said Trustee or any Attorney under him to sell and mortgage any Real Estate at the request of said Heloise T Morgan - the purchaser not to be liable for the application of the purchase money "Provided however that during the life time of said Charles Waln Morgan and Heloise T Morgan and the survivor of them the assent of them and the survivor of them should be given to the sale as well as purchase of Real Estate in writing and signified by his or her witnessing the execution of instruments relative to Real Estate or becoming parties thereto

And the said Heloise T Morgan afterwards obtained a divorce from her husband Charles Waln Morgan and resumed her maiden name of M Heloise Tevis And George Emlen was subsequently appointed Trustee of said M Heloise Tevis in place of D Clark Wharton deceased and was afterwards discharged And at a Court of Common Pleas No 3 for Philadelphia County (as of March Term 1884 No 539 The Fidelity Insurance Trust and Safe Deposit Company was appointed Trustee in his place Excepting out of this conveyance the aforesaid strip - Situate on the South side conveyance the aforesaid strip_ Situate on the South side of said Ten feet wide alley_ leading into Juniper Street at the distance of Thirty four feet five and one half inches Eastward from the East side of said Marble Court Containing in front on said Alley Two feet and extending in depth Southward of that width Twelve feet four and one half inches_ which Joseph Bitler et ux et al by Indenture dated the Twenty seventh day of October A.D. 1885 and recorded in Deed Book G.G.P No 71 page 326 &c granted and conveyed (inter alia) unto the said "The Library Company of Philadelphia" its successors and assigns with the agreement that Jacob H Yocum his heirs and assigns should not build over but leave said strip open forever to be used by them exclusively as a passage way and water course forever_ that Benjamin Tevis his heirs and assigns shall not open windows in the Eastern wall of any stable so as to overlook the premises of said Jacob H Yocum lying to the Eastward but the said Benjamin Tevis to have the right to make blind windows in any premises he may erect upon his premises adjoining next to and on the strip of ground which is to be left open and the said Jacob H Yocum to have the right of putting hangings for gate in the walls on either side of said alley open forever as aforesaid Which Restrictions are hereby intended to merge Together with the privilege of said Marble Court and said Ten feet wide alleys respectively

Buildings improvements ways

Together with all and singular the Buildings improvements ways streets alleys passages waters watercourses rights liberties privileges hereditaments and appurtenances whatsoever unto the hereby granted premises belonging or in any wise appertaining And the reversions and remainders rents issues and profits thereof and all the estate right title interest property claim and demand whatsoever of them the said Parties of the first and second parts Trustees aforesaid and the said Parties of the third part or which was of him the said Benjamin Tevis at or immediately before the time of his decease as well at law as in equity of in and to the same

To have and to hold the said two lots or pieces of ground with the buildings and improvements thereon erected hereditaments and premises hereby granted or mentioned and intended so to be with the appurtenances unto the said Party of the fourth part its successors and assigns To and for the only proper use and behoof of the said Party of the fourth part its successors and assigns forever Excepting as aforesaid the first part for itself and its successors

And the said Party of the first part for itself and its successors and the said party of the second part for himself his heirs executors and administrators

do severally and respectively covenant promise and agree to and with the said Party of the fourth part its successors

and assigns by these presents that it the said Party of the first part (Trustee aforesaid) and he the said Party of the second part (Trustee aforesaid) have not at any time heretofore made done suffered or committed any act matter or thing in deed or in law whereby or by means whereof the premises hereby granted or any part thereof are is or can be impeached charged or affected in title estate or otherwise howsoever

In witness whereof the said Party of the first part (Trustee aforesaid) hath caused its common or corporate seal to be hereunto affixed and the said Party of the second part (Trustee aforesaid) and the said Parties of the third part have hereunto set their hands and seals

Dated the day and year first above written

Sealed and Delivered

in the presence of us

the words "severally and respectively" being first interlined between the 3rd & 4th line of the 8th page

R Patterson Jr } as to the Fidelity Co

H H Pigott } & as to Geo Northrop.

John B Gest
Vice President

Attest:
R Patterson

1

2 } as to M. H. T.

F H Welles

G N George Northrop

M H T Mary H Tevis

Spirito Bernardi
Merlino Eugenio
} as to M. Heloise Tevis.

x Mme Héloïse Tevis

J. T. S. Fuller } as to Curr

Anna Walton Morgan

Received the day of the date of the above Indenture of the above named Party of the fourth part the full consideration above mentioned

Witness at signing

R. L. Wright Jr (as to R. Patterson
A H Tegon & as to Geo. Northrop
~~[illegible]~~
F H Weller Jr as to M. H. T.
as to M. Heloise Tevis
Spirito Bernardi
Merlin Eugenia

R Patterson Secy
Geo Northrop
Mary H Tevis
M Héloïse Tevis
Edw Walter Morgan

On the T S Fuller Tenth day of June 1890 Before me the subscriber a Notary Public of the Commonwealth of Pennsylvania residing in the City of Philadelphia came Robert Patterson Secretary of The Fidelity Insurance Trust and Safe Deposit Company (he being one of the subscribing witnesses to the sealing and delivery of the foregoing indenture) who being duly affirmed did depose and say that the seal affixed to the said indenture is the common or corporate seal of the said corporation and that the same was so affixed and the said indenture was delivered by John B. Gest, Vice President as and for the act and deed of the said corporation in pursuance of due authority in him vested and that the names of the said John B. Gest Vice President and of the deponent thereunto subscribed in attestation of the due execution and delivery thereof are of their proper and respective handwriting

Affirmed and subscribed the day and year aforesaid before me

R Patterson

R. L. Wright Jr.
Notary Public

On the Eleventh day of June anno Domini 1890 Before me the subscriber
a Notary Public of the State of Pennsylvania residing in
Philadelphia came the above named
George Northrop (Trustee aforesaid)

and acknowledged the foregoing Indenture to be his act and deed
and desired the same to be recorded as such

Witness my hand and notarial seal

John Rodgers
Notary Public

JOHN RODGERS.

Republic of France } ss.

Republic of France }
City of Paris } ss.

On the 29th day of April anno Domini 1890 Before me the subscriber the Vice Consul General of the United States at Paris France came the above named Mary H. Ferris (widow) ~~M. Heloise Ferris (Singlewoman)~~ and acknowledged the foregoing Indenture to be ~~their~~ her act and deed and desired the same to be recorded as such

Witness my hand and official seal the day & year above written

Vice Consul General
of the U. S. at Paris

11

Republic of France
City of Paris } ss

Kingdom of Italy
City of Florence } ss.

On the Third day of May, Anno Domini 1890, before me the subscriber, Spirito Bernardi, Vice and Deputy Consul of the United States of America at Florence, Italy, came the within named M. Heloise Tevis (single woman)

and acknowledged the foregoing Indenture to be her act and deed and desired the same to be recorded as such

Witness my hand and Official Seal, the day and year above written.

Spirito Bernardi
United States Vice and Deputy Consul
at Florence, Italy.

Republic of France }
City of Paris } ss

On the 29th day of May anno Domini 1890 Before me the subscriber the Vice Consul General of the United States at Paris France came the above named Charles Waln Morgan

and acknowledged the foregoing Indenture to be his act and deed and desired the same to be recorded as such

Witness my hand and Official seal the day & year above written

Vice Consul General

Recorded in the Office for Recording Deeds &c for the City and County of Phila in Deed Book G G P No 644 Page 520 &c

Witness my hand and Seal of Office this Fourteenth day of June AD 1890

Geo Pierie
Recorder of Deeds

1487

1890

112677

Deed

The Fidelity Insurance Trust
and Safe Deposit Company
(Trustee of M Heloise Sevre) et al

204 S. Juniper
and
Rear of 206 S Juniper

— to —

The Library Company of Phila

204 S. Juniper & rear
203-5 S Watts St

1890

Return To
W L Fox
12 South 12th St

2 451

The Real Estate Trust Company
of Philadelphia,
1340 Chestnut Street.

June 14/90

12482.F.330

5.50
50